

# 1943 Profile of the Jefferson Park, Manhattan area

from the 1943 *New York City Market Analysis*



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# MANHATTAN 19

Jefferson Park



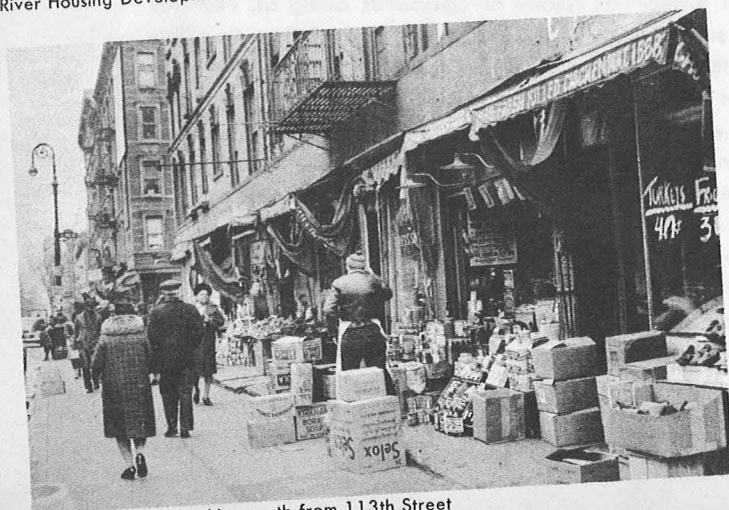
115th Street between Park Avenue and Lexington Avenue



107th Street between 1st Avenue and 2nd Avenue



East River Housing Development—1st Avenue at 102nd Street



Park Avenue looking south from 113th Street



Fifth Avenue facing north from 101st Street



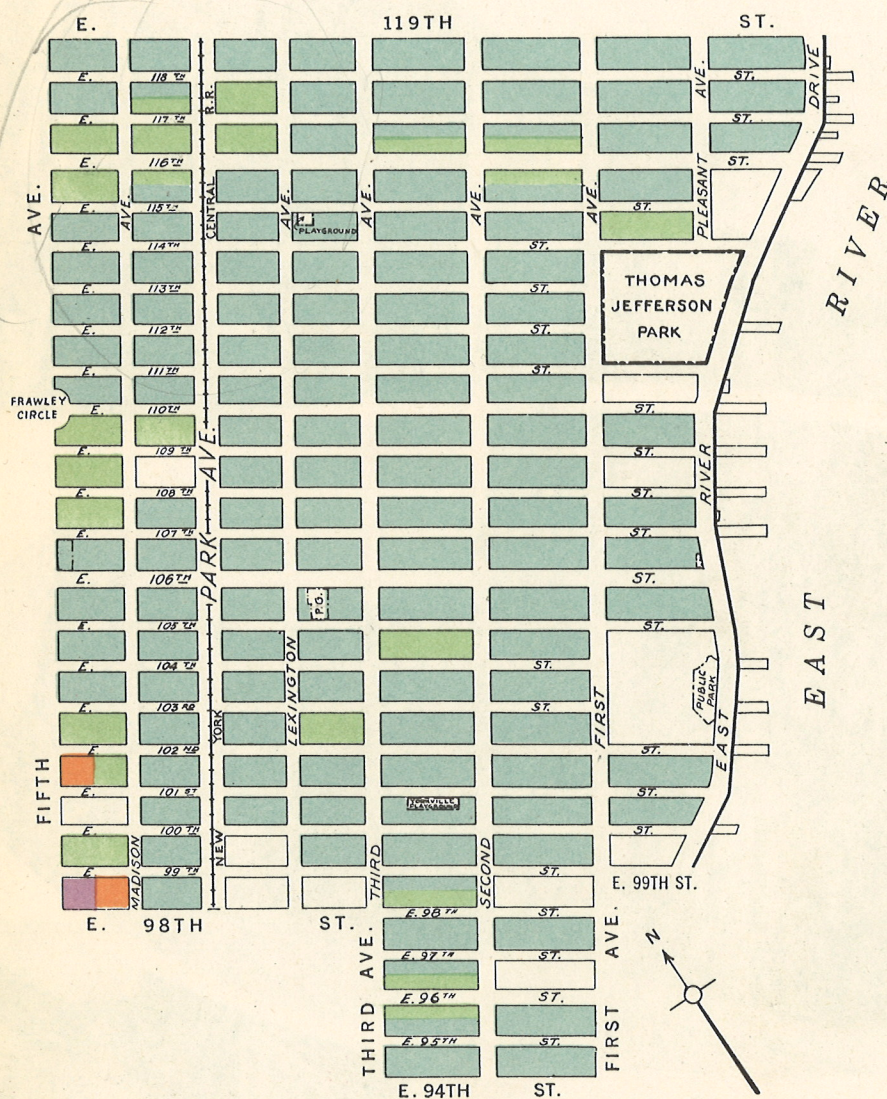
# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN

MANHATTAN

19

## Jefferson Park



POPULATION . . . . . 151,381  
(larger than Bridgeport, Conn.)

Native white . . . . . 89,136

Foreign-born white . . . . . 36,426

Negro . . . . . 25,345

Other races . . . . . 474

*Negroes concentrated east of Park Avenue. Italians in the Jefferson Park region account for most of the foreign-born.*

FAMILIES . . . . . 41,022

—owner families . . . . . 509

—tenant families . . . . . 40,513

FAMILIES BY MONTHLY RENT &  
ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	182
100-149	6,000-9,999	146
75- 99	4,500-5,999	123
50- 74	3,000-4,499	498
30- 49	1,800-2,999	9,117
40- 49	2,400-2,999	1,021
30- 39	1,800-2,399	8,096
Under 30	Under 1,800	30,394
Unknown		562

Median family expenditure . . \$1,504

Average family expenditure . . \$1,618

RESIDENTIAL STRUCTURES . . 4,173

—one-family houses . . . . . 278

—two-family houses . . . . . 104

—three-or-more-family houses . 3,791

Although Jefferson Park lost population in the last census period, it is still the most densely populated district in New York City. The area has a large Negro group. The bulk of foreign-born population is Italian. Along Fifth Avenue and the adjacent side streets are fine apartments and homes, but the remainder of this area is made up of lower grade apartment buildings, tenements and rooming houses. Retail stores, generally poor in quality and reflecting the nationalities

of their respective trades, are situated along all of the avenues and on a number of side streets. Third Avenue is the most important shopping street and has heavy concentrations of furniture and clothing stores. Second-hand and bargain stores are prevalent throughout the entire section. The East River Housing Project extends from E. 102nd Street to E. 105th Street from First Avenue to the East River.